



REDEVELOPMENT AGENCY AGENDA
MEETING OF: SEPTEMBER 18, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 1:01 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(1:01)
3-1950

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 4, 2002

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(1:01)

3-1957

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

ABEYANCE ITEM - DISCUSSION AND POSSIBLE ACTION REGARDING A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126, 127 & 128) - WARD 3 (REESE) [NOTE: THE CORRECT WARD DESIGNATION IS WARD 1 (M. McDONALD)]

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Pioneer Endeavors, LLC has requested an extension to October 15, 2002 of the Disposition and Development Agreement (DDA) with the Redevelopment Agency for the development of the Agency owned parcel located at southeast corner of 4th and Clark. A Third Amendment is necessary to extend the escrow closing date within the Schedule of Performance from July 29, 2002 to October 15, 2002.

RECOMMENDATION:

This is the last extension that staff will support.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Third Amendment
3. Letter Dated August 22, 2002
4. Disclosure of Principals
5. Site Map

MOTION:

McDONALD – APPROVED – UNANIMOUS

NOTE: COUNCILMAN McDONALD'S previous motion for Abeyance to 10/2/2002, which carried Unanimously, was rescinded upon unanimous motion.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 18, 2002

Business Development Department

ITEM 2 – Discussion and possible action regarding a Third Amendment to the Disposition and Development Agreement between the City of Las Vegas Redevelopment Agency and Pioneer Endeavors, LLC

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

MICHAEL NIGRO, 3965 South Durango

LESA CODER, Director of Business Development

(1:02 – 1:15)

3-1970

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

RESOLUTIONS:

ABEYANCE ITEM - RA-2-2002 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER, LLC, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AND AUTHORIZE THE EXECUTION BY THE AGENCY (APN's 139-33-610-004, 139-33-511-003, and 139-33-511-004) - WARD 5 (WEEKLY) **[NOTE: THIS ITEM IS RELATED TO THE CITY COUNCIL ITEM #77]**

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site. Developer is seeking tax increment financing reimbursement for some qualified improvements. The project meets the goals and objectives of the Redevelopment Plan.

RECOMMENDATION:

Approval and authorize the Chairperson to execute the Owner Participation Agreement and all documents related thereto.

BACKUP DOCUMENTATION:

1. Resolution No. RA-2-2002
2. Owner Participation Agreement
3. Disclosure of Principals
4. Location Map

MOTION:

WEEKLY – APPROVED – UNANIMOUS

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 18, 2002
Business Development Department
Item 3 – RA-2-2002

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 77 [R-69-2002] and Redevelopment Agency Item 3 [RA-2-2002] is made a part of the Final Minutes.

APPEARANCES:

LESA CODER, Director of Business Development
BRAD JERBIC, City Attorney
STAN WASHINGTON, citizen of Las Vegas
SLY COLEMAN, former Military VA Liaison
GENE COLLINS, 1101 Eleanor
TOM McGOWAN, Las Vegas resident
FRANK KERN, County resident
BEATRICE TURNER, West Las Vegas
ATTORNEY MARK FIORENTINO, 3200 Howard Hughes Parkway
SHAWN SAMSON

(10:54 – 11:37/1:15 – 1:16)

2-614/3-2545

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002

DEPARTMENT: FIELD OPERATIONS

DIRECTOR: LARRY HAUGSNESS

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) WITH INTOWN OFFICE LLC FOR 4TH AND LEWIS OFFICE AND GARAGE PROJECT (\$17,830.14 - RDA SPECIAL REVENUE FUND) - WARD 1 (M. McDONALD)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$17,830.14
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: Office of Bus. Development
<input type="checkbox"/>	Augmentation Required	Funding Source: RDA Special Revenue Fund

PURPOSE/BACKGROUND:

All remaining issues and costs associated with the development and construction of the City Centre Redevelopment Project have been resolved. Minor updates are proposed for the DDA to reflect past occurrences, and significant revisions are proposed for maintenance and operational requirements.

The proposed changes will result in significantly reduced operating and maintenance costs for CLV RDA.

RECOMMENDATION:

The City Council approves the second amendment to the DDA with Intown Office LLC in the amount of \$17,830.14.

BACKUP DOCUMENTATION:

1. Second Amendment to Disposition and Development Agreement
2. Disclosure of Principals
3. Locator Map

MOTION:

McDONALD – APPROVED – UNANIMOUS

MINUTES:

LARRY HAUGSNESS, Field Operations, explained that this item is in order and recommended Council approval.

(1:16 – 1:17)

3-2615

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002**

DEPARTMENT: FIELD OPERATIONS**DIRECTOR: LARRY HAUGSNESS****SUBJECT:**REPORT ON THE 4TH AND LEWIS GARAGE PROJECT - WARD 1 (M. McDONALD)**Fiscal Impact**

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The development and construction of the 4th and Lewis Garage Project, a downtown redevelopment project, has been quite successful by all standards. This has been due to proactive, effective, and cooperative efforts by the CLV RDA, our development partner The Pauls Corporation, the general contractors for the Garage and the Office facilities, Korte-Bellew and Martin-Harris, respectively, and the project Architect JMA Architecture Studios.

RECOMMENDATION:

Report only, no action required

BACKUP DOCUMENTATION:

1. Disclosure of Principals
2. Locator Map
3. Power Point presentation – not submitted

MOTION:**No action required****MINUTES:**

LARRY HAUGSNESS, Field Operations, introduced JERRY WALKER, Manager of the Streets and Sanitation Division. MR. WALKER gave a brief overview of the 4th and Lewis Garage Project. He explained that the garage will consist of six levels of office space with three levels of attached garage. He named each of the project participants and commented that everyone involved with this redevelopment project worked jointly and cooperatively. Referencing claims made by contractors, sub-contractors, design consultants and adjacent property owners, he stated that the claims, totaling \$315K were resolved, of which \$90K was reimbursed by other participants. MR. WALKER further detailed other financial information and finalized by saying that due to competitive construction bids and cooperative management by the development partners, this project finished well under budget.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 18, 2002

Field Operations Department

Item 5 – Report on the 4th and Lewis Garage Project

MINUTES – Continued:

MAYOR GOODMAN compared other projects undertaken by various entities in the downtown area and stated that this project can be looked upon as a model venture to be followed. He commented that having a municipal development come in under budget is phenomenal and he applauded the hard work of MR. HAUGSNESS and MR. WALKER.

(1:17 – 1:19)

3-2639

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, resident of Las Vegas, commended JERRY WALKER for the wonderful job he does in carrying out the duties of his position. MR. McGOWAN stated that MR. WALKER deserves public recognition for he expends true professionalism in all that he undertakes. MR. McGOWAN made additional comments relating to public transportation, discrimination and a need to reestablish the quality of life by abolishing blight within the City limits caused by drugs and crime.

(1:21 – 1:22)

3-2872

BEATRICE TURNER, West Las Vegas, spoke on the topic of accountability in reference to employment opportunities. Similar to the proposal to create jobs with the establishment of the World Market, she stressed the importance of other local business concerns following suit. MS. TURNER also questioned what procedures a citizen would follow in order to have speed bumps installed within a community. MS. TURNER stated that recently an eyesore-structure was removed from her community. She declared that other governmental entities should follow the normal course of action and keep in mind that all requests pertaining to the City of Las Vegas require City Council approval.

(1:22 – 1:23)

3-3055

TODD FARLOW, 240 North 19th Street, referred to MS. TURNER'S discussion and asked whether permission had been obtained to put that building on City property.

(1:23)

3-3067



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 18, 2002

MINUTES – Continued:

COUNCILMAN McDONALD informed MAYOR GOODMAN that he would make copies of an item dropped off by CHRIS CHRISTOFF.

(1:24)

3-3093

THE MEETING ADJOURNED AT 1:24 P.M.

Respectfully submitted: _____

Doreen Araujo, Deputy City Clerk
September 19, 2002

BARBARA JO RONEMUS, CITY CLERK